

ATTORNEYS AT LAW

LAS VEGAS OFFICE info@kkbrf.com

LAS VEGAS OFFICE 3800 Howard Hughes Parkway Seventh Floor Las Vegas, NV 89169 Tel: 702.792.7000 Fax: 702.792.7181

> RENO OFFICE 5585 Kielzke Lane Reno, NV 89511 Tel: 775.852.3900 Fax: 775.852.3982

CARSON CITY OFFICE 510 W. Fourth Street Carson City, NV 89703 Tel: 775.884.8300 Fax: 775.882.0257

November 25, 2008

CITY OF LAS VEGAS PLANNING DEPARTMENT 731 S. Fourth Street Las Vegas, NV 89101

Re:

Justification Letter - APN 162-06-801-005 General Plan Amendment and Zone Change

P's Auto Sales

To Whom It May Concern:

This office represents the applicant in the above referenced matter. This application is a request for a general plan amendment from Service Commercial to General Commercial and a zone change from C-1 to C-2 for a parcel located on the northwest corner of Las Verdas Street and Sahara Avenue.

The subject site is part of an overall commercial center containing a variety of uses including, retail restaurant and office tenants. The existing building was previously entitled and utilized as a automobile repair shop that has since gone out of business. The site is part of large commercial center, surrounded by commercial uses to the north, east, south and west and is located on a 100 foot arterial, Sahara Avenue. Consequently, the proposed general plan amendment and zone change are entirely consistent with the area and will not have an adverse impact on surrounding properties.

We appreciate your kind consideration of our request. Should you have any questions, please call me. Thank you very much.

Sincerely,

Tabitha D. Fiddyment

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

WORLD ST

GPA-32167 01/08/09 PC